

Subject: Re: Studio City BID - 2018/19 Assessment Roll
From: John Walker <john@thescbd.com>
Date: 06/01/2018 12:43 PM
To: Ed Henning <mred2@earthlink.net>

Hi Ed:

Once again, I am confused? Can you please give me a call before I send this in.

John Walker
Executive Director
Studio City Business District
4024 Radford Ave, Edit 2, Suite 8
Studio City, Ca 91604
Ofc: 818.655.5377
Fax: 818.655.8327
john@thescbd.com
www.thescbd.com



On Jun 1, 2018, at 12:30 PM, Ed Henning <mred2@earthlink.net> wrote:

John – here are the two Assessment Roll versions we discussed, please forward this entire email (with attachments) to Dennis Rader and any other City Clerk reps involved with this matter. In the section below I've detailed the APN and assessment changes that may be needed if the County honors the APN changes recently made.

Thank you.
Ed Henning

Dennis/Eugene – there are no assessment rate increases proposed for the Studio City BID Assessment Roll for LA County Property Tax Year 2018-19 (BID Operating Year 2019). We are submitting two versions of the proposed 2018-19 Studio City BID Assessment Roll. The reason for two versions is because during recent BID parcel research, it was discovered that within Tract Map #5896 several APN parcels were re-configured by LA County including 4 parcels within the Studio City BID. As a result, the County has reassigned APNs for these 4 affected parcels (See details below). While these reconfigurations show in new 2018 Assessor parcel maps for this area, they do not appear yet in the public data records. Thus, we're not sure when the County will officially recognize the new APNs so we've prepared two

versions of the 2018-19 Assessment Roll, one showing no APN and assessment changes, and a second incorporating the APN and assessment changes.

When they become applicable, here are the details of the reconfigurations and new assessment calculations - the net result of these changes is an overall assessment levy decrease of \$401.97:

Assessor Map Book and Page 2384-022

Deleted APNs: 2384-022-019 and 2384-022-020

New APNs: 2384-022-051 and 2384-022-052

Note: New APN "051" now only fronts a residential street Sunswept Dr. and shall not be considered part of the Studio City BID and will not be assessed

The new assessment for "052" is computed as follows:

Land area = 9,102 Sq Ft x \$0.035 (Zone 1 land area rate) = \$318.57

Frontage = 121 LF x \$19.25 (Zone 1 Ventura Blvd frontage rate) = \$2,329.25

Total 2018-19 assessment = \$2,647.82

Assessor Map Book and Page 2384-023

Deleted APNs: 2384-022-047 and 2384-022-053

New APNs: 2384-022-056 and 2384-022-058

The new assessment for "056" is computed as follows:

Land area = 10,294 Sq Ft x \$0.035 (Zone 1 land area rate) = \$360.29

Frontage = 88 LF x \$19.25 (Zone 1 Ventura Blvd frontage rate) = \$1,694.00

Total 2018-19 assessment = \$2,054.29

The new assessment for "058" is computed as follows:

Land area = 10,679 Sq Ft x \$0.035 (Zone 1 land area rate) = \$373.77

Frontage = 102 LF x \$19.25 (Zone 1 Ventura Blvd frontage rate) = \$1,963.50

Total 2018-19 assessment = \$2,337.27

Thank you,

Ed Henning, BID Consultant and Assessment Engineer

Edward Henning & Associates

76-868-9963

mred2@earthlink.net

Sent from [Mail](#) for Windows 10

<Studio City 2018-19 BID Assessment Roll - with APN changes.xlsx><Studio
City 2018-19 BID Assessment Roll - no APN changes.xlsx>